

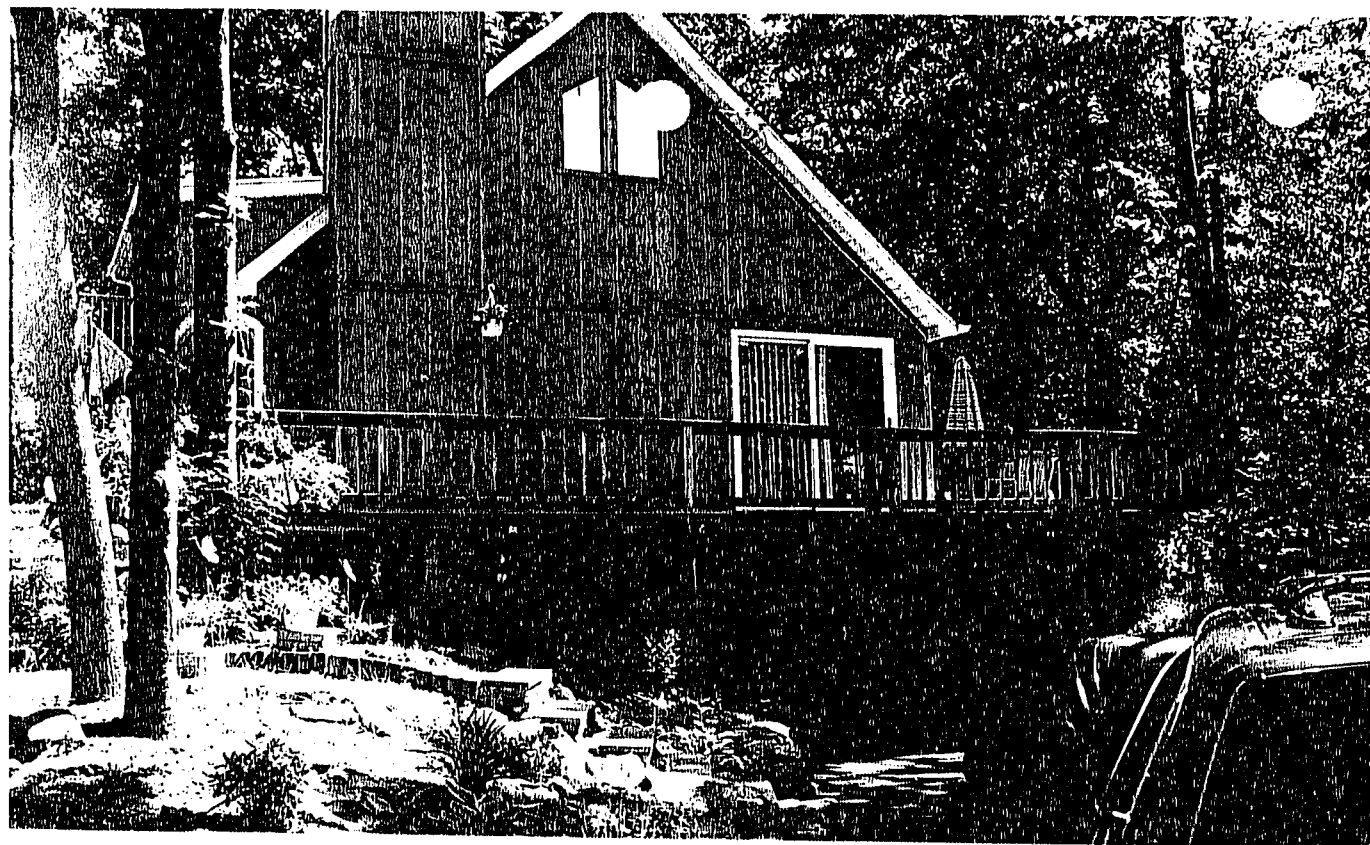
ZB# 05-40

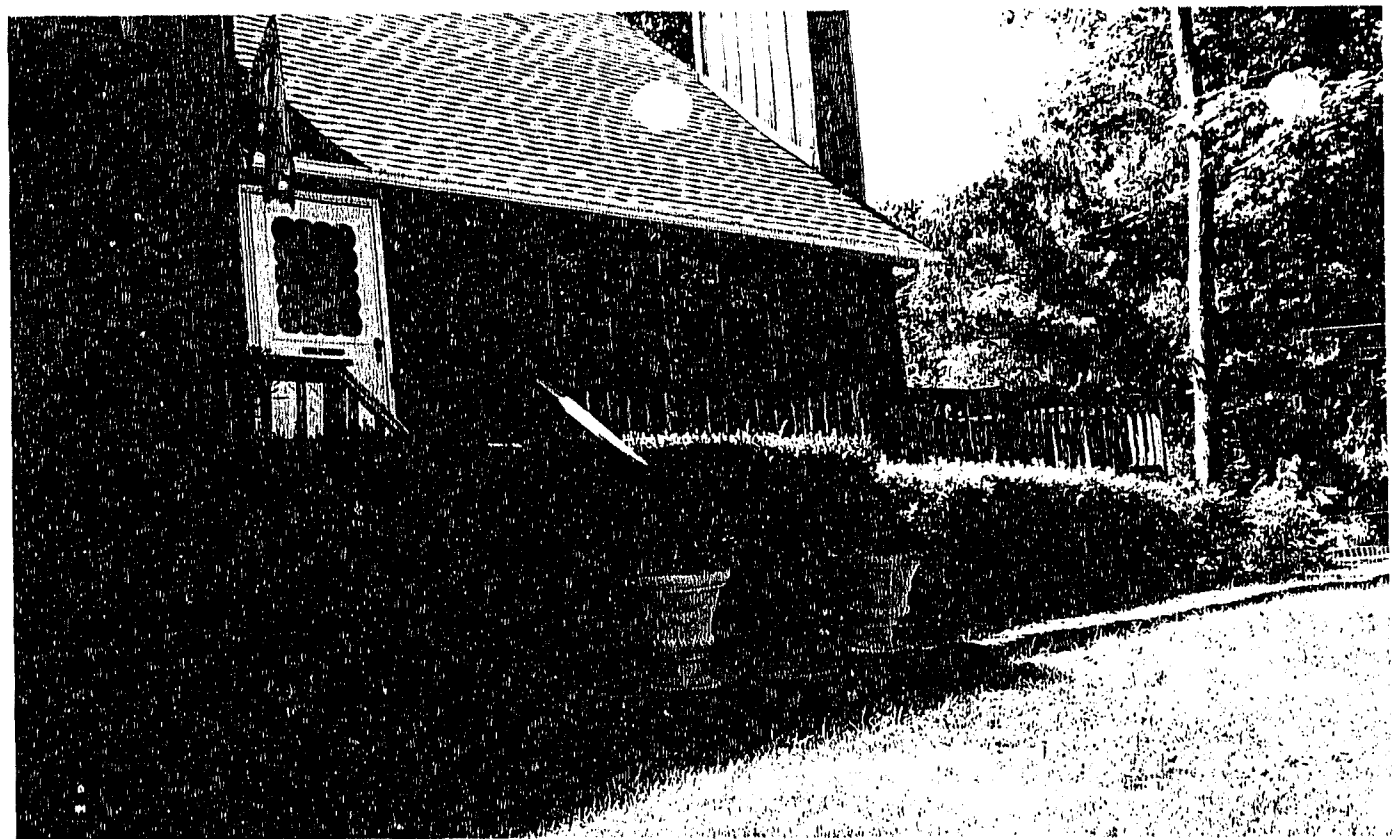
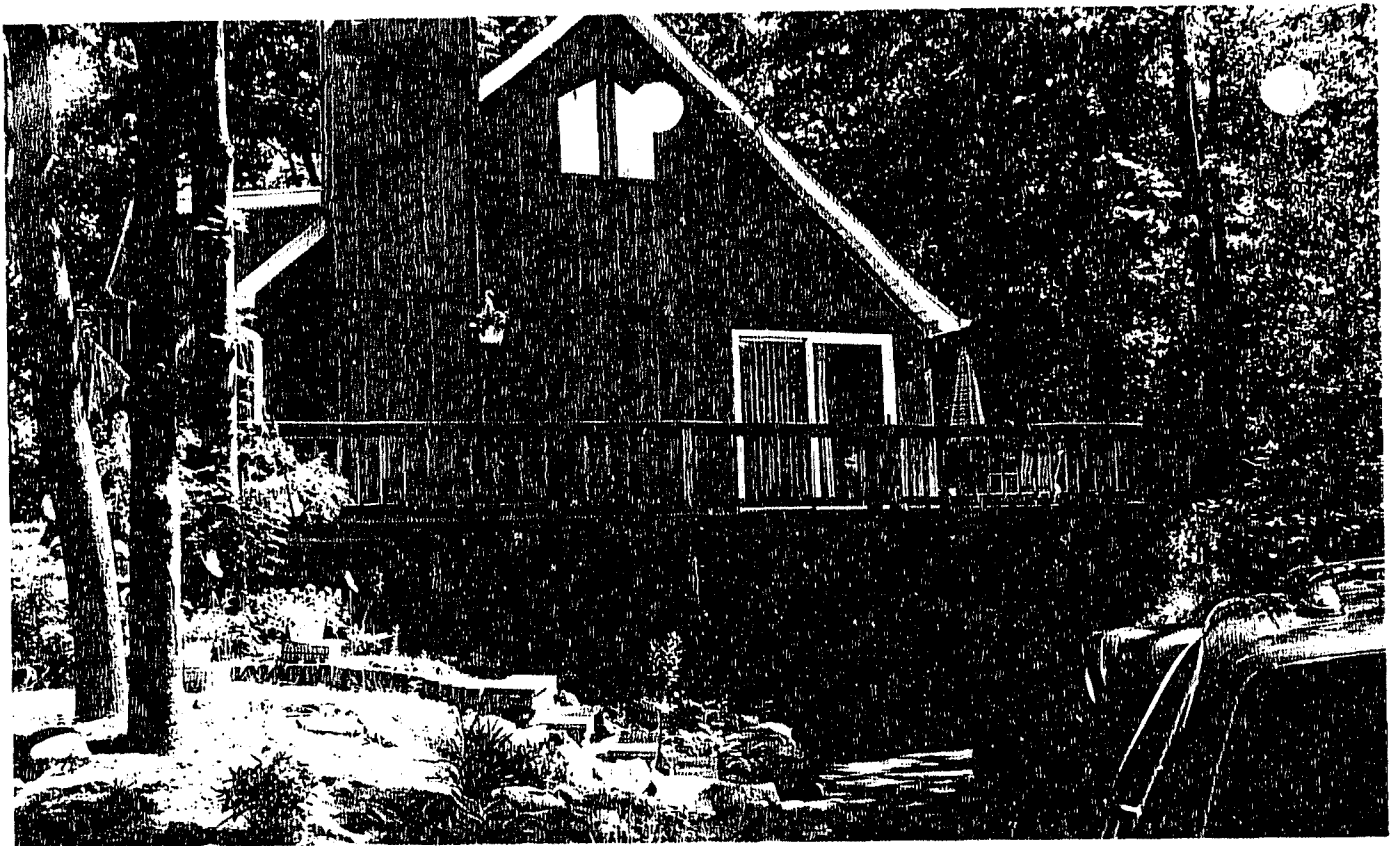
Frank Tramontano

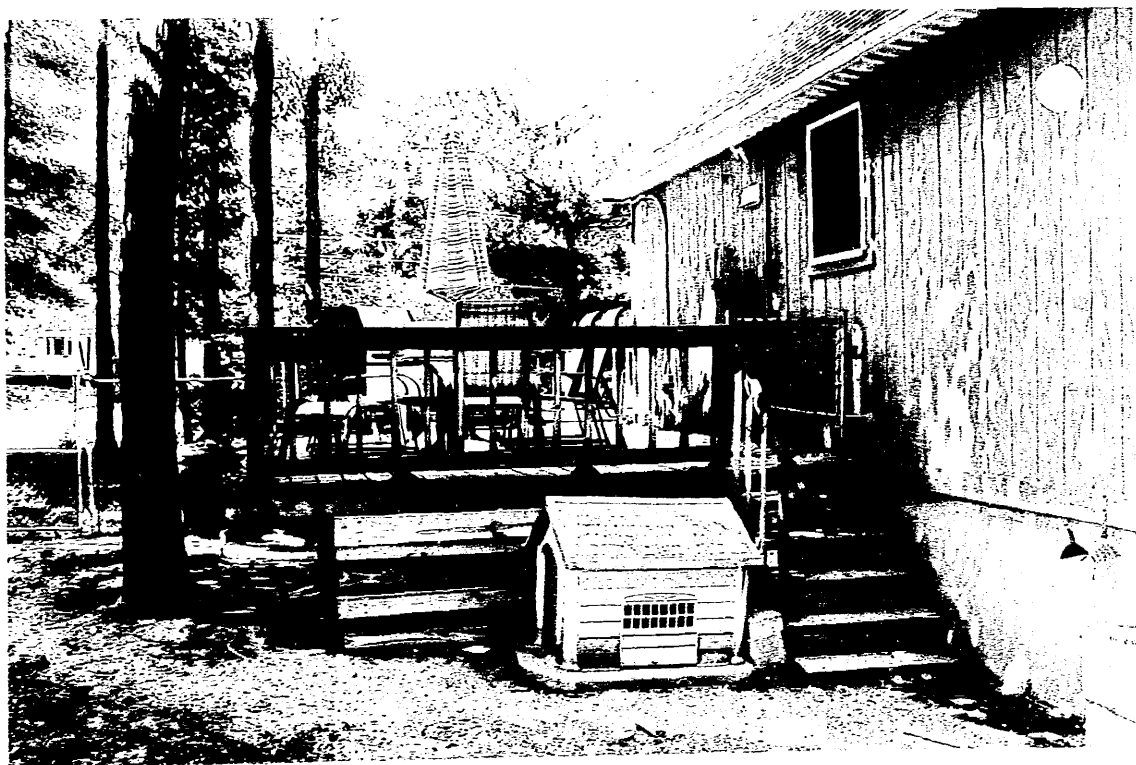
27-3-1

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 8-8-05

25-40 Frank Jaramontano (Area) 27-3-1
26 Barclay Rd.







100-100000-100000



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689**

OFFICE OF THE ZONING BOARD OF APPEALS

November 28, 2005

Frank Tramontano
26 Barclay Road
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-40

Dear Mr. Tramontano:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 27-3-1

In the Matter of the Application of

FRANK TRAMONTANO

**MEMORANDUM OF
DECISION GRANTING**

AREA

CASE #05-40

WHEREAS, Frank Tramontano, owner(s) of 26 Barclay Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 2 ft. Side Yard Setback for existing 12 ft. X 20 ft. Deck on a corner lot at 26 Barclay Rd in an R-4 Zone (27-3-1)

WHEREAS, a public hearing was held on August 8, 2005 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Times Herald Record, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The applicant has an existing deck on three sides of his existing property, however, the Town records disclosed the existence of only a deck on two sides of the property.

- (c) The applicant believes that the deck was part of the original construction of the property, which occurred sometime prior to 1994.
- (d) During the time the deck has been in place there have been no complaints either formal or informal about the deck.
- (e) No trees or substantial vegetation were removed in construction of the deck.
- (f) The deck does not create the ponding or collection of water or divert the flow of water drainage.
- (g) The deck is immediately adjacent to an exit or exits from the home and without the deck a person exiting the home would be likely to sustain serious physical injury.
- (h) The deck is not on top of nor does it interfere with any easements including, but not limited to, water, sewer or electrical easements.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance(s).

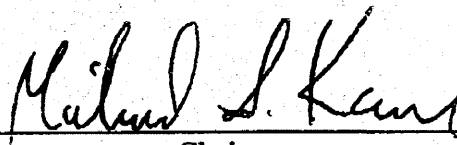
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 2 ft. Side Yard Setback for existing 12 ft. X 20 ft. Deck on a corner lot at 26 Barclay Rd in an R-4 Zone (27-3-1) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: AUGUST 8, 2005

A handwritten signature in black ink, appearing to read "Michael S. Kams", is written over a horizontal line.

Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: June 2, 2005

**APPLICANT: Frank Tramontano
26 Barclay Rd.
New Windsor, New York 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: May 26, 2005

FOR : EXISTING 12'x20' DECK

LOCATED AT: 26 BARCLAY ROAD

ZONE: R-4 Sec/Blk/ Lot: 27-3-1

DESCRIPTION OF EXISTING SITE: EXISTING ONE FAMILY HOUSE

**IS DISAPPROVED ON THE FOLLOWING GROUNDS: 300-10 USE BULK TABLE R-4 ZONE
LINE 6 COLUMN F**

- 1. EXISTING 12'x20' DECK DOES NOT MEET MINIMUM 20' SIDE YARD SET BACK.
THIS IS A CORNER LOT.**


BUILDING INSPECTOR

PERMITTED

**PROPOSED OR
AVAILABLE:**

**VARIANCE
REQUEST:**

ZONE: R-4 USE: Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD: 6F

20'

18'

2'

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

MAY 28 2005

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: PA 2005-443

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

A Owner of Premises Frank Tramontano

A Address 26 Barclay RD Phone # 510 9628

X Mailing Address 26 Barclay RD Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 27 Block 3 Lot 1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Existing Deck Extension

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories 12 x 20

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____

ZONING BOARD

OR (PL) 6/1/95
SAC TO MR. T.

Fee

\$ 50.00

\$50.00

(part of \$100)

PURSUANT TO NEW YORK STATE BUILDING CODE AND TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

APPLICATION FOR BUILDING PERMIT

date

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

X [Signature]
(Signature of Applicant)

26 Bardny RD
(Address of Applicant)

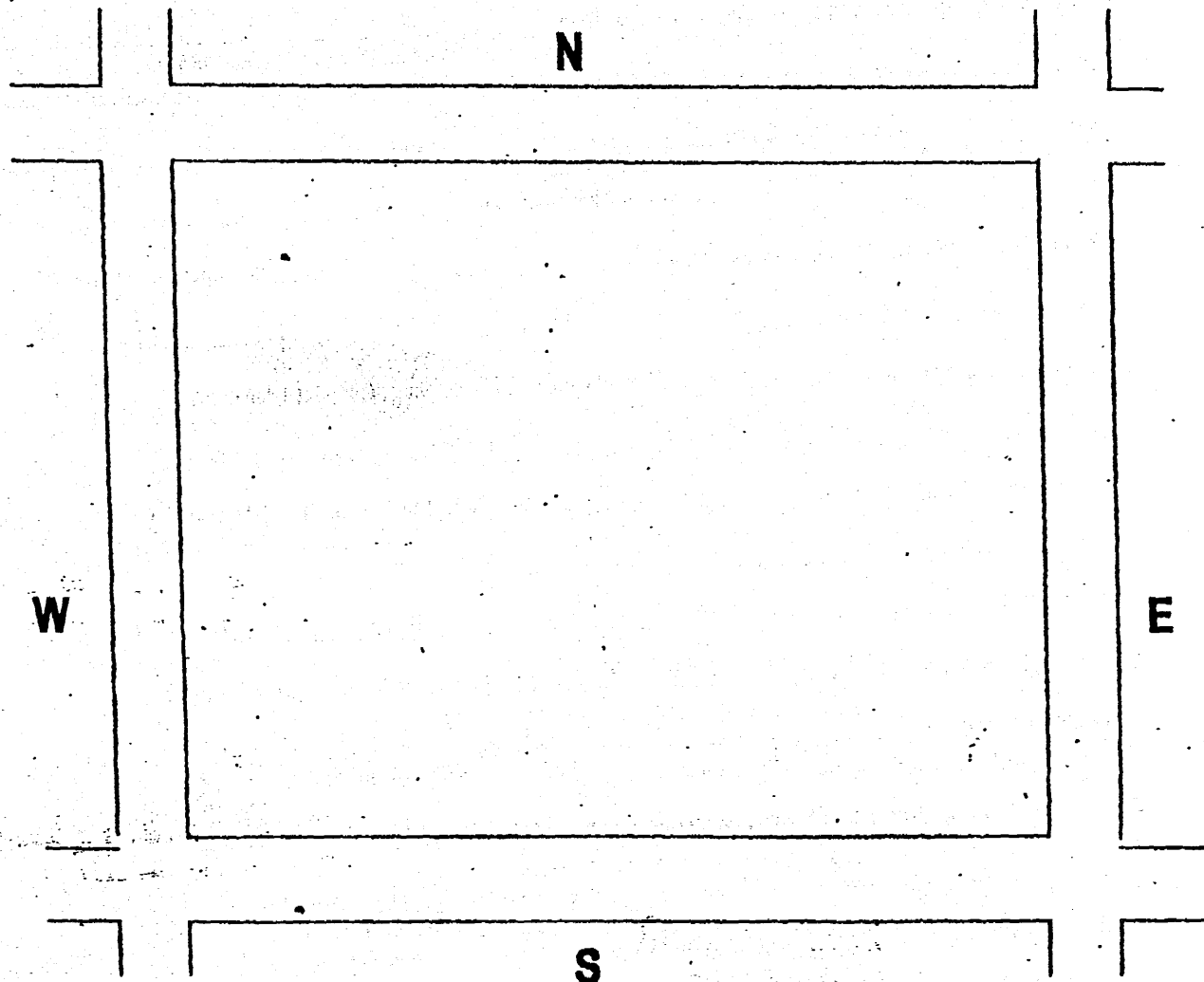
N [Signature]
(Owner's Signature)

26 Bardny RD
(Owner's Address)

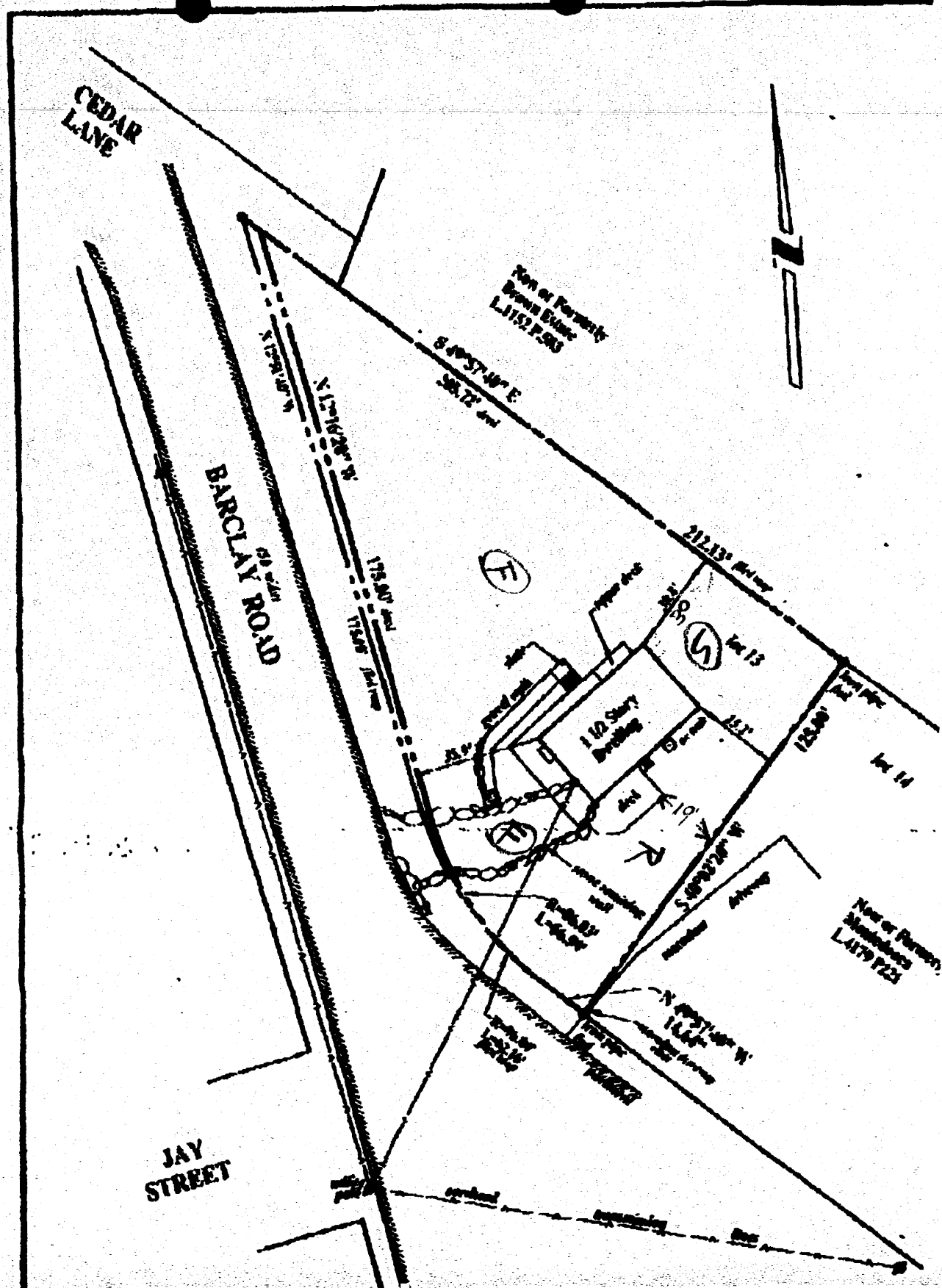
PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION



**Survey of Property for
FRANK TRAMONTANO**

Town of New Windsor Orange County, New York
Scale 1" = 30' January 7, 1979 Area - 15,388 SF. or 0.36 Acre

REFERENCE: Being a portion of Lot No. 13 shown on map entitled, "Proposed Subdivision
A.C.M.D. Properties, Corp." filed Orange County Clerk's Office January 6, 1968
Map No. 2353, Deed Liber 4467 Page 250 - Tax Map Sec. 27-3-1

CERTIFIED TO: Frank Tramontano, Fidelity National Title Insurance Company of New York, and
Hempstead Landing Corp., its successors and/or assigns as their interest may
appear, to be correct and accurate

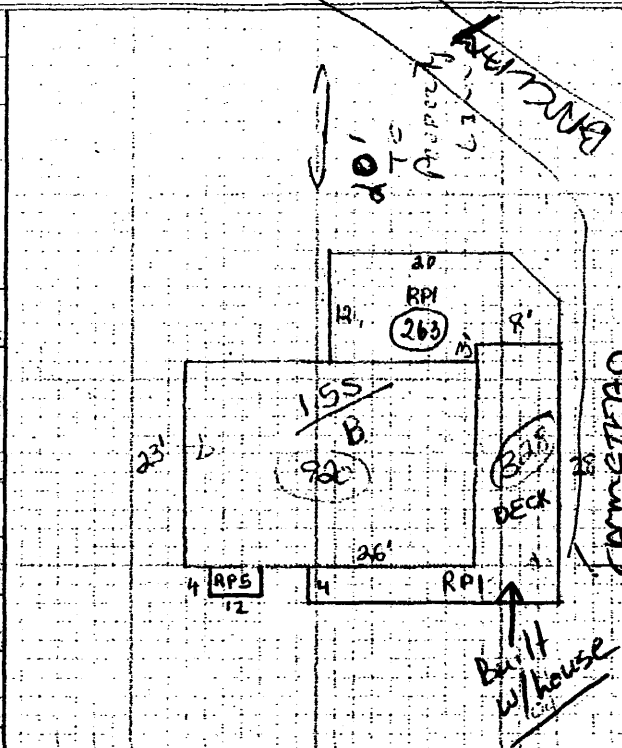
PR99-119

Subject to correction and 20% of amount of damages and interest
to be paid by the party not bearing the approved seal of the land surveyor
shall not be valid. The surveyor or engineer is not responsible for
a title not shown, except as may appear on map.
(Landowner's signature of this is required to give any subdivision a condition
of the New York State Department of Taxation and Finance, Section 205.1)

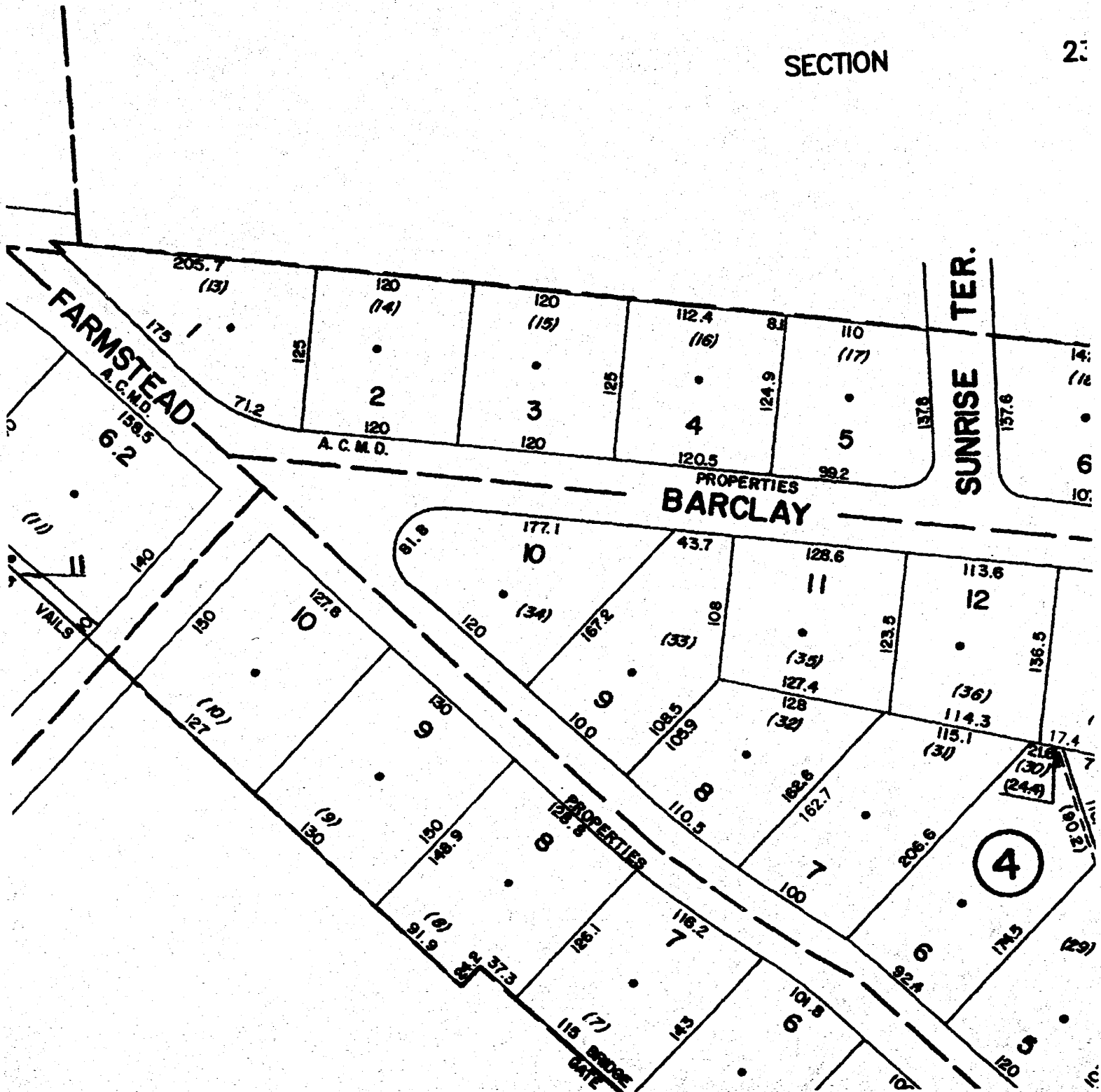

License No. 60961

EDWARD T. ZABAC
Licensed Land Surveyor
12 Saint John Street, Canaan, New York

VACANT LOT
DWELLING DATA
CONSTRUCTION
1.5 STORY 214
1 BRICK 4 CONC. BLK 7 STONE
2 FRAME 5 STUCCO 8 METAL
3 BR. & FR. 6 TILE 9 CONCRETE
1 BI-LEVEL 4 CAPE COD 7 ROW TYPE
2 SPLIT-LEVEL 5 COLONIAL 8 OLD STYLE
3 RANCH 6 CONTEMPY. 9 CONVENT'L
AGE
ERECTED 1984 RENODELED 19
LIVING ACCOMMODATIONS
TOTAL ROOMS 25 BED ROOMS 3 FAMILY ROOMS 1
HALL BATHS 2 HALF BATHS TOTAL BATHS 4
BATHROOM RATING 1 COMMENSURATE WITH GRADE
2 POORER 3 BETTER
BASEMENT
BASEMENT FINISH—LIVING SPACE
GAS (HW) HEATING
ATTIC
OTHER FEATURES
REAL OTHER FEATURE POINTS
INTERIOR CONDITION
EXTERIOR CONDITION
RELATIVE DESIRABILITY
OCCUPANCY
DATA VERIFIED
REMARKS
TOTAL GROSS VALUE



DWG. COMPUTATIONS
BASE PRICE
PLUMBING
BASEMENT
BSMT. FINISH
ATTIC
HEATING
OTHER FEATURES
ADDITIONS
TOTAL BASE
GRADE FACTOR
TOTAL
C & D FACTOR
REPL. COST
DEPRECIATION
BLDG. VALUE
NOTES (count as 2)
"Great Rm"
Kitchen corner,
living rm, dining
space combined.
cathedral ceiling
0 W 11' 10" 1 & E R
COMMERCIAL BUILDING DATA & COMPUTATIONS
ROOFING
COMPOSITION
METAL
SHINGLE
FRAMING
WOOD JOIST
FIRE RESISTANT
FIRE PROOF
FLOORS
CONCRETE
WOOD
TILE
FINISH TYPE
UNFINISHED
FINISHED OPEN
FINISHED DIVIDED
USE
STORE
OFFICE
APARTMENT
WAREHOUSE
VACANT
ABANDONED
HEATING
CENTRAL WARM AIR
HOT WATER/STEAM
UNIT HEATERS
NO HEATING
AIR CONDITIONING
CENTRAL
PACKAGE/UNITS
PLUMBING
BATH ROOMS
TOILET ROOMS
OTHER
SPRINKLER
QTY.
ITEM DESCRIPTION
PRICE
TOTAL SPECIAL FEATURES
OTHER BUILDINGS AND YARD
NO. TYPE SIZE GRADE RATE DEPR. TYPE CODE
1 GARAGE 16 FLAT BARN
2 CARPORT 17 BANK BARN
3 PATIO 18 POLE BARN
4 POOL (IG) 19 LEAN-TO
5 POOL (AG) 20 IMPLEMENT SHED
6 BATHHOUSE 21 POULTRY HOUSE
7 SHOP 22 HOG HOUSE
8 SHED 23 MILK HOUSE
9 STABLE 24 CRIB
10 SUMMER KITCHEN 25 GRANARY
11 CELLAR 26 BIN
12 WELL HOUSE 27 SILO
13 B.T. PAVING 28 HARVESTOR SILO
14 CONC. PAVING 29 CABIN
15 PAVING 30 MOBILE HOME
60 MISC. BLDGS.
GROSS BUILDING SUMMARY
I.D. USE CONSTRUCTION GRADE AGE ERECT 1 REMOD. CDU SIZE RATE REPLACEMENT COST DEPRECIATION NORMAL 1 OBSOL. BUILDING VALUE
T 1 SEE DETAILED CARD
2 SEE DETAILED REPORT
GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: AUGUST 31, 2005
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 161.63 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #05-40

NAME & ADDRESS:

**Frank Tramontano
26 Barclay Road
New Windsor, NY 12553**

THANK YOU,

MYRA

L.R.8-31-05



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS



FILE #05-40 TYPE: AREA TELEPHONE: 510-9628 OR 914-403-5969

APPLICANT:

Frank Tramontano
26 Barclay Road
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>1176</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 1175



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$5.50 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>2</u>	PAGES	\$ <u>11.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 7-25-05 \$ 40.87

TOTAL: \$ 68.37 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 138.37

AMOUNT DUE: \$ _____

REFUND DUE: \$ 161.63

Cc:

L.R. 8-31-05

July 11, 2005

7

FRANK TRAMONTANO (05-40)

MR. REIS: Request for 2 ft. side yard setback for existing 12 ft. x 20 ft. deck on a corner lot at 26 Barclay Road.

Mr. Frank Tramontano appeared before the board for this proposal.

MR. REIS: Frank, tell us what you would like to do, sir.

MR. TRAMONTANO: It's an already existing deck, I'm just trying to get it cleared up with the Town, it's a 12 x 20 deck on the side of the house, the thought is it might have been there as part of the original construction when the home was constructed in 1984 but they can't prove that, Town only has information with the deck on two sides as opposed to three so I'm just trying to get this 12 x 20 already existing piece legal.

MR. REIS: What brings you to the Zoning Board, are you possibly selling your home?

MR. TRAMONTANO: Yes.

MR. REIS: Have you had any complaints formally or informally in regard to the deck?

MR. TRAMONTANO: No, not at all.

MR. REIS: As far as you know, it's not over any utility easements or Town easements or right-of-ways?

MR. TRAMONTANO: No.

MR. REIS: You say it's been there since you've owned the home?

7/25
40.87

MR. TRAMONTANO: Yes, at least since then.

MR. REIS: Ladies and gentlemen, any questions?

MS. GANN: No questions.

MS. LOCEY: No.

MR. KRIEGER: Even though you didn't build the deck, is the area around it, does that indicate whether any substantial vegetation or trees were removed in constructing the deck?

MR. TRAMONTANO: Not at all, Cuomo Engineering already did an inspection on the deck to make sure it was structurally sound before I went through all this.

MR. REIS: Good. Is there a motion?

MS. LOCEY: I will offer a motion to schedule a public hearing on the application of Frank Tramontano for his request for a two foot side yard setback for existing 12 x 20 foot deck on the corner lot at 26 Barclay Road in an R-4 zone.

MS. GANN: Second the motion.

ROLL CALL

MR. BROWN	AYE
MS. GANN	AYE
MS. LOCEY	AYE
MR. REIS	AYE

FRANK_TRAMONTANO_(05-40)

Mr. Frank Tramontano appeared before the board for this proposal.

MR. KANE: Request for 2 ft. side yard setback for existing 12 ft. x 20 ft. deck on a corner lot at 26 Barclay Road.

MR. KANE: Tell us what you want to do again.

MR. TRAMONTANO: It's an already existing deck, for some reason, the records only show the deck on two sides of the house as opposed to three, we're trying to make the third side legal.

MR. KANE: Original permit for the two sides that they show.

MR. TRAMONTANO: It was part of the original construction cause you couldn't get in and out of the house without--

MR. KANE: Any complaints formally or informally about the deck?

MR. TRAMONTANO: No, sir.

MR. KANE: How long has it been existing?

MR. TRAMONTANO: Most people believe it was there as part of the original construction but definitely nine years before I bought the home in 1990.

MR. KANE: So at least 15 that you know of.

MR. TRAMONTANO: I'm sorry, 1999, the house was built in 1994.

MR. KANE: As far as you know, it's been existing since

August 8, 2005

30

'84?

MR. TRAMONTANO: As far as I can tell, yes, considering the shade of the wood and the age.

MR. KANE: You've had no complaints formally or informally?

MR. TRAMONTANO: No, sir.

MR. KANE: You wouldn't know but I've got to ask anyway, do you know if there was any cutting down of substantial trees or vegetation in the building of it?

MR. TRAMONTANO: I don't think so.

MR. KANE: Any water hazards or runoffs?

MR. TRAMONTANO: No.

MR. KANE: And obviously without the deck being there you have a couple of doors that come you out that are probably a good 15 foot drop so it would be a safety issue?

MR. TRAMONTANO: On the driveway side, that's correct, the front door side obviously much less than 15 feet.

MR. KRIEGER: Still enough to sustain serious physical injury.

MR. TRAMONTANO: Sure, absolutely, not 15 feet though.

MR. KRIEGER: Just enough.

MR. KANE: I'll close it to the board and open it to the public, ask if anybody's here that's part of this particular hearing? Nobody cares, we'll close it to the public, ask Myra how many mailings we had.

August 8, 2005

31

MS. MASON: On July 22, I mailed out 53 envelopes and had no response.

MR. KANE: And one other question, there's no easements at all that you know of that run through where the decks are currently?

MR. TRAMONTANO: No.

MR. KANE: That's all I have. Any other questions from the board?

MR. BROWN: I'll make a motion.

MR. KANE: I'll accept a motion.

MR. BROWN: That we grant Frank Tramontano's request for two foot side yard setback for existing 12 x 20 foot deck on the corner lot at 26 Barclay Road in an R-4 zone.

MS. GANN: Second the motion.

ROLL CALL

MR. REIS	AYE
MS. GANN	AYE
MR. BROWN	AYE
MS. LOCEY	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF: August 3, 2005

PROJECT: Frank Iamantano ZBA # 05-40
P.B.#

P.B.# _____

USE VARIANCE: **NEED: EAF** _____ **PROXY** _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M)_____ S)_____ VOTE: A____ N_____

GANN	_____	
LOCEY	_____	
BROWN	_____	
MCDONALD	_____	CARRIED: Y_____N_____
REIS	_____	
KANE	_____	

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

APPROVED: M)____S)____ VOTE: A____N____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M)___ S)___ VOTE: A___ N___

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒
VARIANCE APPROVED: M) 3 S) 6 VOTE: A 5 N 0.

GANN A
LOCEY A
BROWN A
~~MCDONALD~~ A
REIS A
KANE A

CARRIED: Y ✓ N

[illegible]

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

In the Matter of the Application for Variance of

FRANK TRAMONTANO

AFFIDAVIT OF SERVICE BY MAIL

#05-40

X

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 22ND day of JULY, 2005, I compared the 53 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

8th day of August, 2005


Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

Town of New Windsor Zoning Board of Appeals
PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 05-40
Request of FRANK TRAMONTANO for a VARIANCE of the Zoning Local Law to Permit Request for 2 ft. Side Yard Setback for existing 12 ft. X 20 ft. Deck on a corner lot at 26 Barclay Rd in an R-4 Zone (27-3-1)

PUBLIC HEARING will take place on AUGUST 8, 2005 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

MICHAEL KANE
CHAIRMAN

Ad Number: 1778587 Advertiser: NEW WINDSOR, TOWN

Phone: 8455634615 Sys No: 1194114 Caller: MYRA

INVOICING CUSTOMER:

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING

555 UNION AVENUE

NEW WINDSOR NY 12553

ORDER:

Printed By: THRGALWSK Date: 07/15/2005 Assigned Sales: TownofNewWindsorZoningBoardofAppeals PU AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

NOTES:

Change Reason:

INSERTION:

Product: THM Paper: TH Class: 999X; LEGAL BILLING

Schedule: Start Date - 07/25/2005 End Date - 07/25/2005

Sort: TOWN OF NEW WINDSOR ZONING BOARD OF APPE

PRODUCTION:

Text Size: 2 x 21.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

PRICING:

Price: 40.87 Payment Method: BI Amount Paid: 0 Amount Owed: 40.87

PriceMethod: 0 (0=Normal, 1=User Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Mult. Content: 0



1763

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

July 13, 2005

Frank Tramontano
26 Barclay Road
New Windsor, NY 12553

Re: 27-3-1 ZBA#: 05-40 (53)

Dear Mr. Tramontano:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

23-1-32
Peter Chomanczuk
Jennifer Moores
25 Ellison Drive
New Windsor, NY 12553

23-1-35
Michael & Nancy Bowman
19 Ellison Drive
New Windsor, NY 12553

23-1-38
Joseph & Barbara Dearborn
13 Ellison Drive
New Windsor, NY 12553

23-1-41
Ronald & Virginia Travaglione
19 Foxwood Drive
Newburgh, NY 12550

23-1-48
Amparo Palacio
12 Sunrise Terrace
New Windsor, NY 12553

23-2-3
Robert & Virginia Irons
4 Ellison Drive
New Windsor, NY 12553

23-2-6
Mary Angelone
14 Ellison Drive
New Windsor, NY 12553

27-1-4
Anthony Slade
10 Cedar Lane
New Windsor, NY 12553

27-2-3.2
Richard & Ana Hansen
16 Cedar Lane
New Windsor, NY 12553

27-2-6.2
Robert & Denise Morgan
21 Farmstead Road
New Windsor, NY 12553

23-1-33
Barbara Colandrea
23 Ellison Drive
New Windsor, NY 12553

23-1-36
Robert Kennedy
17 Ellison Drive
New Windsor, NY 12553

23-1-39
Edward & Janet Palumbo
11 Ellison Drive
New Windsor, NY 12553

23-1-46
Pamela Armel
8 Sunrise Terrace
New Windsor, NY 12553

23-1-49
Sheldon & Michele Stowe
14 Sunrise Terrace
New Windsor, NY 12553

23-2-4
Frederick & Arlene Borath
6 Ellison Drive
New Windsor, NY 12553

23-2-7
Theodore & Beverly Hughes
18 Ellison Drive
New Windsor, NY 12553

27-2-1
William & Vicki Nunnally
56 Cross Street
New Windsor, NY 12553

27-2-5.22
William & Carolyn Duckery
20 Cedar Lane
New Windsor, NY 12553

27-2-7 & 11
George & Susan Fotiadis
27 Jay Street
New Windsor, NY 12553

23-1-34
Loretta & Joseph Corbett, Sr.
21 Ellison Drive
New Windsor, NY 12553

23-1-37
Chris Lauritano
Cheryl Corbett
15 Ellison Drive
New Windsor, NY 12553

23-1-40
Michael & Linda McHugh
9 Ellison Drive
New Windsor, NY 12553

23-1-47
Charles & Gail O'Mara
10 Sunrise Terrace
New Windsor, NY 12553

23-1-51
Donald & Joan Brown
43 Cedar Lane
New Windsor, NY 12553

23-2-5
Joseph & Colleen Milano
8 Ellison Drive
New Windsor, NY 12553

23-2-8
John & Lorraine Kolb
20 Ellison Drive
New Windsor, NY 12553

27-2-2
Vera Russe
c/o Alex Burke, Jr.
P.O. Box 363
Glendham, NY 12527

27-2-6.1
Michael & Kelly Olivencia
23 Farmstead Road
New Windsor, NY 12553

27-2-8
Harriet Comfort
23 Jay Street
New Windsor, NY 12553

27-2-9
Eugene & Virginia Demarco
19 Jay Street
New Windsor, NY 12553

27-3-2
Edwin & Nelida Montedeoca
25 Barclay Road
New Windsor, NY 12553

27-3-5
Elaine Dominguez
Ashley Perdomo
18 Barclay Road
New Windsor, NY 12553

27-4-9
Margaret Coloni
Han Maeng
14 Farmstead Road
New Windsor, NY 12553

27-4-12
Jaime Sabater
Lorraine Nee
15 Barclay Road
New Windsor, NY 12553

27-5-9
Susan & Joseph Foti, Jr.
17 Farmstead Road
New Windsor, NY 12553

41-3-2.2
George & Roseanne Meyers
2 Brandon Court
New Windsor, NY 12553

41-3-2.42
Habib & Josephine Massari
3 Brandon Court
New Windsor, NY 12553

27-2-10.1
Ralph Landron, Sr.
Eva Bellber-Landron
50 Cross Street
New Windsor, NY 12553

27-3-3
Herbert & Verna Arnold
22 Barclay Road
New Windsor, NY 12553

27-4-7
Manuel & Luz Vazquez
10 Farmstead Road
New Windsor, NY 12553

27-4-10
Danielle Vernon
21 Barclay Road
New Windsor, NY 12553

27-5-7
Alan George Kravetz
13 Farmstead Road
New Windsor, NY 12553

27-5-10
Michael & Michelle Taggart
19 Farmstead Road
New Windsor, NY 12553

41-3-2.3
Douglas Peterson
1 Brandon Court
New Windsor, NY 12553

41-3-2.43
Rosalie Diaz
Robert Butta
5 Brandon Court
New Windsor, NY 12553

27-2-10.2
Tina Marchie
48 Cross Street
New Windsor, NY 12553

27-3-4
Helene Brandt
20 Barclay Road
New Windsor, NY 12553

27-4-8
Patrick & Christene Rouzier
12 Farmstead Road
New Windsor, NY 12553

27-4-11
Frank Volpe, Jr.
17 Barclay Road
New Windsor, NY 12553

27-5-8
Rene & Margaret Alphonse
15 Farmstead Road
New Windsor, NY 12553

41-3-2.1
Arnold & Edna Zubalsky
20 Jay Street
New Windsor, NY 12553

41-3-2.41
Charles & Laurie Lomarere
28 Jay Street
New Windsor, NY 12553

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#616-2005**

07/08/2005

**Tramontano, Frank
26 Barclay Road
New Windsor N, Y 12553**

Received \$ 50.00 for Zoning Board Fees, on 07/08/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

ZBA 06-40 application fee.



RESULTS OF Z.B.A. MEETING OF: July 11, 2001

PROJECT: Frank Tramontano ZBA # 05-40
P.B.#

P.B.# _____

USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M)_____S)_____ VOTE: A_____N_____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y____N_____

PUBLIC HEARING: M)_____ S)_____ VOTE: A____ N_____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

APPROVED: M)____**S)**____ **VOTE: A**____**N**____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) L S) G VOTE: A 4 NO

GANN	A
LOCEY	A
BROWN	A
MCDONALD	
REIS	A
KANE	

CARRIED: Y ✓ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M)___ S)___ VOTE: A___ N___.

GANN
LOCEY
BROWN
MC DONALD
REIS
KANE

CARRIED: Y_____N_____.

[illegible]

K

PROJECT NUMBER: ZBA# 05-40 P.B. # _____

Frank Tramontano

Frank Tramontano

New Windsor, NY 12553

TAX MAP NUMBER: SEC. 27 BLOCK 3 LOT 1

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

AMOUNT OF DEPOSIT: **25.00** CHECK NUMBER: **1177**



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

_____ Application Type: Use Variance ☐ Area Variance ☒
Date Sign Variance ☐ Interpretation ☐

I. Owner Information:

FRANK TRAMONTANO
(Name)
26 BARCLAY RD
(Address)

914 403 5969
Phone Number: (845) 510 9628
Fax Number: (914) 989 8202

II. Applicant:

FRANK TRAMONTANO
(Name)
26 BARCLAY RD
(Address)

914 403 5969
Phone Number: (845) 510 9628
Fax Number: (914) 989 8202

III. Forwarding Address, if any, for return of escrow:

Phone Number: ()
Fax Number: ()
(Name)
(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()
Fax Number: ()
(Name)
(Address)

V. Property Information:

Zone: R-4 Property Address in Question: 26 Barclay RD
Lot Size: 0.36 Acre Tax Map Number: Section 27 Block 3 Lot 1

☒ What other zones lie within 500 feet?

- b. Is pending sale or lease subject to ZBA approval of this Application? YES
c. When was property purchased by present owner? Jan 2000
d. Has property been subdivided previously? NO If so, When:
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO
f. Is there any outside storage at the property now or is any proposed? NO

******PLEASE NOTE:*******

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	G-6 50'	19'	31'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

We Purchased the house with the
WRAP AROUND Deck in place. The Deck was built
with the home in 1984. However, BUILDING DEPARTMENT
HAS NO INFORMATION, NO RECORDS ABOUT the Deck
and other items. I have NO problem paying
for the variance, I would just like to get
it APPROVED

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
 - ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
 - ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ **Photographs of existing premises (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)**

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

20th day of June 2005

Frank Tramontano
Owner's Signature (Notarized)

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2006

FRANK TRAMONTANO
Owner's Name (Please Print)

Jennifer Mead
Signature and Stamp of Notary

Frank Tramontano
Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)

7/11 Agenda
05-40



ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION **(LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE)** AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".



ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.



LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 07-08-05

FOR: ESCROW 05-40

FROM:

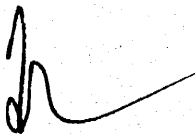
Frank Tramontano
26 Barclay Road
New Windsor, NY 12553

CHECK NUMBER: 1175

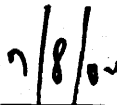
TELEPHONE: 914-403-5969

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME


DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU